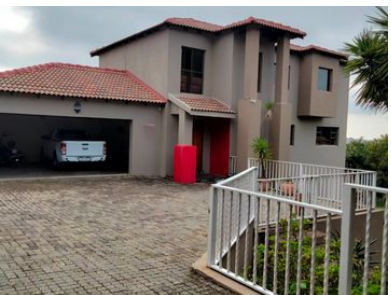


6 4 5



## Experience Modern Luxury with Stunning Views

The second home features 3 bedrooms, 2 modern bathrooms, a stylish kitchen, and an open-plan lounge and dining area. It also includes a spacious entertainment room, double garage, and a domestic room with a bathroom, all with direct access to the garden and pool area.

The modern main house offers 3 generously sized bedrooms, 2 bathrooms, and a modern open-plan kitchen with granite tops, a scullery, and a pantry. The home boasts a large entertainment room with a built-in braai and bar, a lounge, and a dining room with sliding doors leading to a sizable patio overlooking the beautiful garden and pool. Additional features include 3 garages, an automated entrance gate, and top-notch security.

This property is the best buy in town, set on a dream-worthy stand.

### Monthly Bond Repayment

Calculated over 20 years at 11% with no deposit.

R43,351.91

### Bond Costs

These calculations are only a guide. Please ask your conveyancer for exact calculations

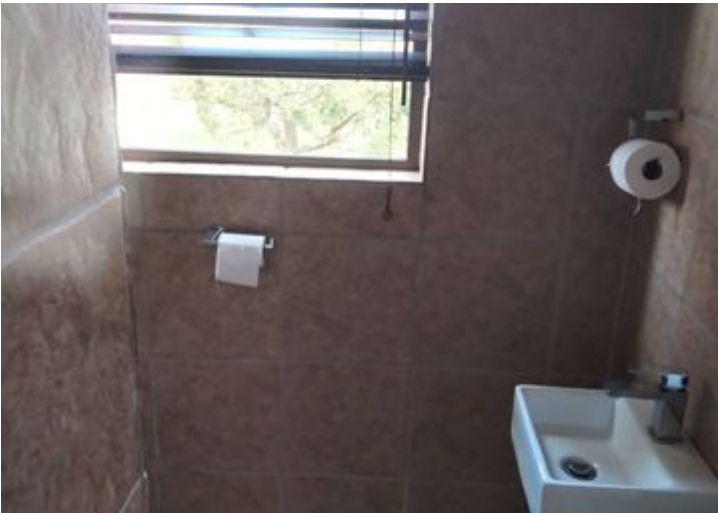
R53,495.00

### Transfer Costs

R305,674.00

### Monthly Rates

R3,556



### INTERIOR

Bedrooms 6  
 Bathrooms 4  
 Kitchens 2  
 Recep. Rooms 3  
 Furnished Yes

### EXTERIOR

Carports / Parkings 5  
 Security Yes  
 Dom. Accom. 0  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 545m<sup>2</sup>  
 Land Size 4,949m<sup>2</sup>



**Susan De Souza**

Property Practitioner

Registered with PPRA (FFC 2023329553)

**082 551 4549**

susan.desouza@gmail.com

